

**TOWN OF DAVIE
WORKSHOP MEETING
DECEMBER 9, 2003**

The meeting began at 6:04 p.m. Those in attendance were Councilmember Mike Crowley, Councilmember Lisa Hubert, Public Works/Capital Projects Director Bruce Bernard, Project Manager Cheryl Dolin, and Town Clerk Muniz recording the meeting. Development Services Director Mark Kutney arrived later in the meeting.

Councilmember Crowley advised of the purpose of the meeting and how it would be structured. He advised that Mr. Bernard would speak and then questions would be answered.

Mr. Bernard displayed site plan renderings and elevations which depicted the location of the building on the site and the color scheme. He indicated that the approved landscaping plan dictated what type of trees would be installed and what species of trees. Mr. Bernard responded to a question from the audience about the spacing of the trees by stating that they would be placed 30 to 40 feet on center. He indicated this was required by code.

Mr. Bernard indicated that the site was zoned Community Facilities (CF) and that the setback required was 25 feet from the property line yet the building was set back 76 feet in consideration of the neighboring residents. He spoke about other attributes of the site that were being changed in consideration of the neighbors such as the location of the parking lot, the reduction in the number of light poles, and the reinstallation of the chin link fence that runs the length of the property.

An unidentified woman asked if there would be a sound barrier wall. Mr. Bernard indicated that a CF zoned site did not require a sound barrier wall. The woman felt that the construction invaded their privacy and disturbed the peace in her neighborhood.

Ann Porterfield felt that Council had been considerate to the resident's concerns and wanted the same consideration. Mr. Bernard indicated that his responsibility was to build a project by Code but if it was Council's pleasure to provide more landscaping than was required, than he would do it.

An unidentified man inquired why the Australian Pines were removed. Mr. Bernard advised that some were against the property line and some were removed to install new landscaping.

Carolea Evans inquired when the new landscaping would be installed. Mr. Bernard responded that the trees would be installed by the end of January and the height would be between 10 and 20 feet.

Councilmember Crowley asked what would be done with the existing trees since new landscaping was going to be installed. Mr. Bernard indicated that the existing trees would remain.

Mark Hurst felt that the different heights of the existing trees and the newly installed trees would look horrendous. Councilmember Crowley asked how close the trees would be to the building. Mr. Bernard indicated that the new trees would be 10 to 12 feet from the property line.

Mr. Hurst expressed that there should be some barrier that went across Davie Crossing because kids had created problems and there had been break-ins. Mr. Bernard indicated that there was an existing chain link that went to the end of the property but between the site and Davie Crossing there was a 15-foot easement that kids cut across. Councilmember Crowley asked if there would be a fence across this portion at project completion. Mr. Bernard indicated that if it was the direction of Council then it would be done.

Peter Sebresandio indicated that the real issue was that there needed to be some sound abatement. He felt that installing trees and a chain link fence would not reduce noise; however, what was needed was a sound abatement wall against the property. Mr. Sebresandio asked Council for their consideration.

Councilmember Crowley inquired about the hours of operation and what types of operations go on in the building. Mr. Bernard advised that the current building was in operation from 7:00 a.m. to 10:00 p.m.; however, the new building would operate from 7:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturday.

Ms. Porterfield asked why the configuration of the building did not consider the residents to the east. She felt that the building could have been placed in other areas of the site which would not have affected the residents to the east as greatly. Mr. Bernard responded that the property to the north was not zoned for this type of operation and it could not be placed on the west as the existing building needed to stay in operation.

Mr. Hurst asked where the lakes would be situated. Mr. Bernard indicated they would be placed on the north side of the property and were necessary due to drainage calculations. Mr. Hurst complained that his property was flooding as a result of the project.

An unidentified man asked if the project would be going on for another eight months. Mr. Bernard clarified that the project had been going on for eight months and should be completed by February 2004. The man asked if the construction crews were allowed to work on the site on Sundays. Mr. Bernard indicated that they were not allowed to work on Sunday and that he would speak to them about this issue.

Ms. Porterfield complained about the foul language used by the crews and the noise levels.

An unidentified man asked if a brick wall could be installed instead of a wood rail and chain link fence. Mr. Bernard indicated that this would be a Council decision. Councilmember Crowley felt that once the shell was completed, the noise levels would be reduced.

Ms. Porterfield requested that the bays be closed on the east side. Mr. Bernard indicated that cross ventilation was required to let gas vapors escape from the bays for safety reasons.

Mr. Sebresandio felt that a noise abatement wall was the best solution for the residents and the Town. Mr. Bernard agreed but indicated that it would need to be directed by Council. Councilmember Crowley assured the residents that he would do what he could to ensure that a buffer would be placed to mitigate the noise but he emphasized that this would be a Council decision.

Ms. Porterfield indicated that when she spoke to Council recently she left the meeting feeling that Council was in favor of placing a 6-foot wall around the project. She further stated that the Town should not just do what was required but do what was best for the affected residents. Councilmember Crowley indicated that he was one vote on the Council and suggested that the residents seek support from other Councilmembers.

Mr. Sebresandio suggested that Mr. Bernard voice his professional opinion to Council as it might carry more weight than the residents might. Mr. Bernard indicated that he must do what was the wish of Council. He indicated that he has spoken with Town Administrator Tom Willi who felt that a pre-cast concrete wall along the length of the project could be recommended to Council.

Rick Keiser asked what types of maintenance would be done in this building. Mr. Bernard indicated that primarily Town vehicles and fire apparatus would be done and explained the types of maintenance on the vehicles. He added that no bodywork would be done on site. Mr. Keiser requested that some of the operations that make the most amount of

noise be done between Monday and Friday. Mr. Bernard indicated that the current facility was too small and frequently work was done outside of the bays to accommodate the workload. He felt that the new facility would be quieter as all of the work would be done within the bays.

Lee Stevens asked if there were any environmental studies done because of the oil, brake dust, and run off. Mr. Bernard indicated that there were monitoring wells on the site and felt the facility would be within the Code requirements, as it had to go through various regulatory agencies such as the Department of Planning & Environmental Protection.

Bob Martinez indicated that he had purchased property with 330 feet of frontage to the east of the fire station. He stated that he was never notified that this project was being built and if he had been notified, he would not have purchased the property.

An unidentified man asked why the orientation of the building was placed where it was and not farther west. Mr. Bernard again explained that the existing building on the west side of the property had to remain in operation.

Mr. Martinez refuted earlier claims that a fence was in place on a particular portion of the property and indicated that three strands of barbed wire were in place but there was no fence. He spoke of a previous discussion with Mr. Bernard regarding Australian Pines that needed to be removed and that he had requested noise abatement at that time. Mr. Martinez stated that the Australian Pines on the property needed to be removed as the root system was not strong enough and would fall during a storm with sustained winds. He requested that the Town install a concrete block, 10 feet tall noise abatement wall. Councilmember Crowley cautioned the residents that if a wall was placed that the pines would have to be removed.

Several residents requested that that the Town place landscaping behind the wall on the Town's property to act as a visual buffer. Ms. Porterfield wanted landscaping placed on the residents side of the wall because they did not want to see an unsightly wall. Mr. Bernard indicated that consideration needed to be given to how close the landscaping would be to the wall as the lack of sunlight could degrade the landscaping and affect the conditions of the wall.

Mr. Martinez indicated that he was erecting a wall on his north property line and had been told by Broward County that he must landscape in front of his wall.

Lee Stevens stated that he had asked Mr. Bernard to cut down the Australian Pines but Mr. Bernard offered to cut the roots. He asked what the Town was willing to do at this point as the trees are in danger of falling over since they were not well rooted. Mr. Bernard explained that some of the trees on the Town side were removed and some were left to provide a buffer.

Mr. Hurst felt that the garage was not a community facility but was in essence a commercial operation and should not be allowed to have such an impact on the community. He felt that a commercial enterprise would not have been allowed at that site.

Discussion ensued about the property to the west (Covenant House) and the Town's intent when it was purchased.

Councilmember Hubert asked how long the CF zoning had been in place. Mr. Bernard indicated almost 30 years. Councilmember Hubert felt that the residents chose to live there knowing that the facility was there.

Paul DiGrosta was opposed to the project because he felt it was three times the size of the existing building and was now abutting the residents on the east side.

Mr. Sebresandio asked if the garage could have been placed where the new Police Department was located. Councilmember Hubert indicated there was not enough room.

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Councilmember Crowley summarized the concerns of the residents as being the noise and aesthetics. He pledged that he would do all he could do to have a wall constructed and landscaping installed to buffer the community from the project.

Discussion ensued regarding the noise coming from the site and the language used by the construction crews.

Ms. Porterfield spoke of the lights on the site. She requested that the new lights shine in any direction other than east.

Mr. DiGrosta felt that the project would negatively affect the property values in the community.

Councilmember Crowley asked Mr. Bernard to address the work being reported to take place on Sunday. Mr. Bernard said he would speak to the construction company and reiterated that the Code provided that they could not operate on Sundays and that the hours of operation were 7:00 a.m. to 7:00 p.m. Monday through Saturdays.

Mr. Sebresandio asked what would be the height limit of a noise abatement wall. Councilmember Crowley indicated that it would need to be discussed. Mr. Martinez asked if the barrier would be mostly landscaping. Councilmember Crowley indicated that he was not in favor of installing an 8 to 12 foot wall next to the property line. Many residents expressed that was what they were seeking.

Mr. Stevens raised the possibility of the back bay wall being sealed and the Town seeking a variance to the open bay requirement by keeping cars one behind the other as opposed to cars facing each other.

Mr. Martinez asked what the setback was from the Town's property line. Councilmember Crowley indicated that it was currently 76 feet even though the Code only required 25 feet. Mr. Martinez stated that he was told the requirement was 40 feet for residential. Mr. Kutney indicated rear setbacks are usually 20 to 25 feet.

There being no further business to discuss, the meeting adjourned at 7:26 p.m.

Approved _____

Mayor/Councilmember

Town Clerk